

Fill in this information to identify your case:

Debtor 1 Joseph Klaynberg
First Name Middle Name Last Name

Debtor 2
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number 22-10165
(if known)

☐ Check if this is an amended filing

Official Form 107

Statement of Financial Affairs for Individuals Filing for Bankruptcy

4/19

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

Part 1: Give Details About Your Marital Status and Where You Lived Before

1. What is your current marital status?

- ☐ Married
☒ Not married

2. During the last 3 years, have you lived anywhere other than where you live now?

- ☐ No
☒ Yes. List all of the places you lived in the last 3 years. Do not include where you live now.

Debtor 1 Prior Address:

106 Central Park South 2D
106 Central Park South 23F
NY, NY 10019

Dates Debtor 1 lived there

From-To:
1/2017 - 2/2021

Debtor 2 Prior Address:

☐ Same as Debtor 1

Dates Debtor 2 lived there

☐ Same as Debtor 1
From-To:

5 Lillian Ct
Sands Point, NY 11050

From-To:
4/2015 - 1/2017

☐ Same as Debtor 1

☐ Same as Debtor 1
From-To:

3. Within the last 8 years, did you ever live with a spouse or legal equivalent in a community property state or territory? (Community property states and territories include Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington and Wisconsin.)

- ☒ No
☐ Yes. Make sure you fill out *Schedule H: Your Codebtors* (Official Form 106H).

Part 2 Explain the Sources of Your Income

4. Did you have any income from employment or from operating a business during this year or the two previous calendar years?

Fill in the total amount of income you received from all jobs and all businesses, including part-time activities. If you are filing a joint case and you have income that you receive together, list it only once under Debtor 1.

- ☐ No
☒ Yes. Fill in the details.

Debtor 1

Debtor 2

	Debtor 1 Sources of income Check all that apply.	Gross income (before deductions and exclusions)	Debtor 2 Sources of income Check all that apply.	Gross income (before deductions and exclusions)
For the calendar year before that: (January 1 to December 31, 2020)	<input checked="" type="checkbox"/> Wages, commissions, bonuses, tips <input checked="" type="checkbox"/> Operating a business	\$1,369,414.00	<input type="checkbox"/> Wages, commissions, bonuses, tips <input type="checkbox"/> Operating a business	
For the calendar year: (January 1 to December 31, 2019)	<input checked="" type="checkbox"/> Wages, commissions, bonuses, tips <input checked="" type="checkbox"/> Operating a business	\$279,606.00	<input type="checkbox"/> Wages, commissions, bonuses, tips <input type="checkbox"/> Operating a business	

5. Did you receive any other income during this year or the two previous calendar years?

Include income regardless of whether that income is taxable. Examples of *other income* are alimony; child support; Social Security, unemployment, and other public benefit payments; pensions; rental income; interest; dividends; money collected from lawsuits; royalties; and gambling and lottery winnings. If you are filing a joint case and you have income that you received together, list it only once under Debtor 1.

List each source and the gross income from each source separately. Do not include income that you listed in line 4.

- ☐ No
- ☒ Yes. Fill in the details.

	Debtor 1 Sources of income Describe below.	Gross income from each source (before deductions and exclusions)	Debtor 2 Sources of income Describe below.	Gross income (before deductions and exclusions)
For the calendar year before that: (January 1 to December 31, 2020)	Interest / Dividends	\$1,903,861.00		
	Social Security Benefits	\$33,124.80		
For the calendar year: (January 1 to December 31, 2019)	Interest / Dividends	\$810,069.00		
	Social Security Benefits	\$33,124.80		

Part 3: List Certain Payments You Made Before You Filed for Bankruptcy**6. Are either Debtor 1's or Debtor 2's debts primarily consumer debts?**

- ☒ No. **Neither Debtor 1 nor Debtor 2 has primarily consumer debts.** *Consumer debts* are defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."

During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$6,825* or more?

- ☐ No. Go to line 7.

- ☒ Yes List below each creditor to whom you paid a total of \$6,825* or more in one or more payments and the total amount you paid that creditor. Do not include payments for domestic support obligations, such as child support and alimony. Also, do not include payments to an attorney for this bankruptcy case.

* Subject to adjustment on 4/01/22 and every 3 years after that for cases filed on or after the date of adjustment.

- ☐ Yes. **Debtor 1 or Debtor 2 or both have primarily consumer debts.**

During the 90 days before you filed for bankruptcy, did you pay any creditor a total of \$600 or more?

- ☐ No. Go to line 7.

- ☐ Yes List below each creditor to whom you paid a total of \$600 or more and the total amount you paid that creditor. Do not include payments for domestic support obligations, such as child support and alimony. Also, do not include payments to an attorney for this bankruptcy case.

Creditor's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Was this payment for ...
AMEX Charles Schwab Amex P.O. Box 650448 Dallas, TX 75265, TX 75265	11/25/21, 12/27/21, 1/25/22, 2/9/22	\$11,974.34	\$0.00	<input type="checkbox"/> Mortgage <input type="checkbox"/> Car <input checked="" type="checkbox"/> Credit Card <input type="checkbox"/> Loan Repayment <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Other _____

7. **Within 1 year before you filed for bankruptcy, did you make a payment on a debt you owed anyone who was an insider?**
Insiders include your relatives; any general partners; relatives of any general partners; partnerships of which you are a general partner; corporations of which you are an officer, director, person in control, or owner of 20% or more of their voting securities; and any managing agent, including one for a business you operate as a sole proprietor. 11 U.S.C. § 101. Include payments for domestic support obligations, such as child support and alimony.

- ☒ No
☐ Yes. List all payments to an insider.

Insider's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment
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8. **Within 1 year before you filed for bankruptcy, did you make any payments or transfer any property on account of a debt that benefited an insider?**
 Include payments on debts guaranteed or cosigned by an insider.

- ☐ No
☒ Yes. List all payments to an insider

Insider's Name and Address	Dates of payment	Total amount paid	Amount you still owe	Reason for this payment Include creditor's name
Wonder Works Construction Corp. 114 Mulberry Street Ground Floor New York, NY 10013	11/22/21	\$1,502,185.00	\$0.00	Payment to M&T Bank to pay off of loan to Wonder Works Construction Corp. guaranteed by Debtor
WWML96, LLC 114 Mulberry Street Ground Floor New York, NY 10013	10/22/21, 9/30/21, 8/26/21, 7/28/21, 6/28/21, 5/27/21, 4/27/21, 3/29/21	\$26,666.64	\$0.00	Payment of loan installments to Cheryl Lifshitz in reference to loan by Lifshitz to WWML96, LLC guaranteed by the Debtor
WWML96, LLC 114 Mulberry Street Ground Floor 10013	9/20/21	\$1,398.00	\$0.00	Filing fees
JEDR Group 114 Mulberry Street Ground Floor New York, NY 10013	11/20/21	\$7,500.00	\$0.00	Tax penalties to the State of Connecticut
WWDG, LLC 114 Mulberry Street Ground Floor New York, NY 10013	11/8/21	\$8,350.00	\$0.00	Funding for payments due by WWML96, LLC in connection with NAHLA lawsuit

Part 4: Identify Legal Actions, Repossessions, and Foreclosures

9. **Within 1 year before you filed for bankruptcy, were you a party in any lawsuit, court action, or administrative proceeding?**
 List all such matters, including personal injury cases, small claims actions, divorces, collection suits, paternity actions, support or custody

modifications, and contract disputes.

- ☐ No
- ☒ Yes. Fill in the details.

Case title Case number	Nature of the case	Court or agency	Status of the case
Nahla Capital vs Joseph Klaynberg and Eric Brody 650347-2021		Supreme Court State of New York 60 Centre Street New York, NY 10007	<input type="checkbox"/> Pending <input checked="" type="checkbox"/> On appeal <input type="checkbox"/> Concluded
\$13+ MM judgement issued			
The City and The State of New York v. 260 Park Ave. South LLC, et al 109240-2011	Whistle blower penalties for wrongly calculated and unpaid filing fees in 2008	City of NY 100 Church Street New York, NY 10007	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
US Bank v. Mikehail Gladkovitser, Valentina Petchorina 6503/2015	Foreclosure of property against which Debtor holds a judgment and is seeking payment from the surplus proceeds	Supreme Court, New York County	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

10. Within 1 year before you filed for bankruptcy, was any of your property repossessed, foreclosed, garnished, attached, seized, or levied?
Check all that apply and fill in the details below.

- ☐ No. Go to line 11.
- ☒ Yes. Fill in the information below.

Creditor Name and Address	Describe the Property	Date	Value of the property
Nahla Capital 645 Madison Ave. 21st Floor New York, NY 10022	Explain what happened Checking Account: Charles Schwab - 2 accounts <input type="checkbox"/> Property was repossessed. <input type="checkbox"/> Property was foreclosed. <input type="checkbox"/> Property was garnished. <input checked="" type="checkbox"/> Property was attached, seized or levied.	12/14/2020	\$1,286,948.00

11. Within 90 days before you filed for bankruptcy, did any creditor, including a bank or financial institution, set off any amounts from your accounts or refuse to make a payment because you owed a debt?

- ☒ No
- ☐ Yes. Fill in the details.

Creditor Name and Address	Describe the action the creditor took	Date action was taken	Amount
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12. Within 1 year before you filed for bankruptcy, was any of your property in the possession of an assignee for the benefit of creditors, a court-appointed receiver, a custodian, or another official?

- ☒ No
- ☐ Yes

Part 5: List Certain Gifts and Contributions

13. Within 2 years before you filed for bankruptcy, did you give any gifts with a total value of more than \$600 per person?

☐ No☒ Yes. Fill in the details for each gift.

Gifts with a total value of more than \$600 per person	Describe the gifts	Dates you gave the gifts	Value
Person to Whom You Gave the Gift and Address: Edward Klaynberg 111 Fulton Street New York, NY 10001	Assistance with expenses	04/27/2021	\$12,000.00

Person's relationship to you: **Son**

Alena DiPloti 114 Mulberry Street Apt. 701 New York, NY 10013		11/13/20-6/23/21	\$12,200.00
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Person's relationship to you: **Significant Other**

14. Within 2 years before you filed for bankruptcy, did you give any gifts or contributions with a total value of more than \$600 to any charity?

☒ No☐ Yes. Fill in the details for each gift or contribution.

Gifts or contributions to charities that total more than \$600	Describe what you contributed	Dates you contributed	Value
Charity's Name Address (Number, Street, City, State and ZIP Code)			

Part 6: List Certain Losses

15. Within 1 year before you filed for bankruptcy or since you filed for bankruptcy, did you lose anything because of theft, fire, other disaster, or gambling?

☒ No☐ Yes. Fill in the details.

Describe the property you lost and how the loss occurred	Describe any insurance coverage for the loss	Date of your loss	Value of property lost
	Include the amount that insurance has paid. List pending insurance claims on line 33 of <i>Schedule A/B: Property</i> .		

Part 7: List Certain Payments or Transfers

16. Within 1 year before you filed for bankruptcy, did you or anyone else acting on your behalf pay or transfer any property to anyone you consulted about seeking bankruptcy or preparing a bankruptcy petition?

Include any attorneys, bankruptcy petition preparers, or credit counseling agencies for services required in your bankruptcy.

☐ No☒ Yes. Fill in the details.

Person Who Was Paid	Description and value of any property transferred	Date payment or transfer was made	Amount of payment
Address Email or website address Person Who Made the Payment, if Not You Cullen and Dykman LLP 100 Quentin Roosevelt Blvd. Garden City, NY 11530		2/9/22	\$50,000.00

Person Who Was Paid Address Email or website address Person Who Made the Payment, if Not You	Description and value of any property transferred	Date payment or transfer was made	Amount of payment
Thaler Law Firm PLLC 675 Old Country Road Westbury, NY 11590		11/18/21	\$42,500.00
Thaler Law Firm PLLC 675 Old Country Road Westbury, NY 11590		2/10/22	\$20,000.00
Reorganization Alternatives Group, Ltd. 104 Chestnut Street Garden City, NY 11530		12/2/21	\$7,500.00
Reorganization Alternatives Group 104 Chestnut Street Garden City, NY 11530		1/11/22	\$5,500.00

17. Within 1 year before you filed for bankruptcy, did you or anyone else acting on your behalf pay or transfer any property to anyone who promised to help you deal with your creditors or to make payments to your creditors?
Do not include any payment or transfer that you listed on line 16.

☒ No
☐ Yes. Fill in the details.

Person Who Was Paid Address	Description and value of any property transferred	Date payment or transfer was made	Amount of payment
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18. Within 2 years before you filed for bankruptcy, did you sell, trade, or otherwise transfer any property to anyone, other than property transferred in the ordinary course of your business or financial affairs?
Include both outright transfers and transfers made as security (such as the granting of a security interest or mortgage on your property). Do not include gifts and transfers that you have already listed on this statement.

☐ No
☒ Yes. Fill in the details.

Person Who Received Transfer Address	Description and value of property transferred	Describe any property or payments received or debts paid in exchange	Date transfer was made
Person's relationship to you Robert Klaynberg 150 Central Park South Apt. 1107 New York, NY 10019 Son	Cooperative Apartment Unit 150 Park Avenue South	Transfer was made in accordance with Separation Agreement with Emily Klaynberg	12/22/20

19. Within 10 years before you filed for bankruptcy, did you transfer any property to a self-settled trust or similar device of which you are a beneficiary? (These are often called *asset-protection devices*.)

☒ No
☐ Yes. Fill in the details.

Name of trust	Description and value of the property transferred	Date Transfer was made
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Part 8: List of Certain Financial Accounts, Instruments, Safe Deposit Boxes, and Storage Units

20. Within 1 year before you filed for bankruptcy, were any financial accounts or instruments held in your name, or for your benefit, closed, sold, moved, or transferred?
Include checking, savings, money market, or other financial accounts; certificates of deposit; shares in banks, credit unions, brokerage houses, pension funds, cooperatives, associations, and other financial institutions.

☐ No

☐ Yes. Fill in the details.

Name of Financial Institution and Address (Number, Street, City, State and ZIP Code)	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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21. Do you now have, or did you have within 1 year before you filed for bankruptcy, any safe deposit box or other depository for securities, cash, or other valuables?

☐ No

☐ Yes. Fill in the details.

Name of Financial Institution Address (Number, Street, City, State and ZIP Code)	Who else had access to it? Address (Number, Street, City, State and ZIP Code)	Describe the contents	Do you still have it?
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22. Have you stored property in a storage unit or place other than your home within 1 year before you filed for bankruptcy?

☐ No

☐ Yes. Fill in the details.

Name of Storage Facility Address (Number, Street, City, State and ZIP Code)	Who else has or had access to it? Address (Number, Street, City, State and ZIP Code)	Describe the contents	Do you still have it?
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Part 9: Identify Property You Hold or Control for Someone Else

23. Do you hold or control any property that someone else owns? Include any property you borrowed from, are storing for, or hold in trust for someone.

☐ No

☐ Yes. Fill in the details.

Owner's Name Address (Number, Street, City, State and ZIP Code)	Where is the property? (Number, Street, City, State and ZIP Code)	Describe the property	Value
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Part 10: Give Details About Environmental Information

For the purpose of Part 10, the following definitions apply:

- ☐ **Environmental law** means any federal, state, or local statute or regulation concerning pollution, contamination, releases of hazardous or toxic substances, wastes, or material into the air, land, soil, surface water, groundwater, or other medium, including statutes or regulations controlling the cleanup of these substances, wastes, or material.
- ☐ **Site** means any location, facility, or property as defined under any environmental law, whether you now own, operate, or utilize it or used to own, operate, or utilize it, including disposal sites.
- ☐ **Hazardous material** means anything an environmental law defines as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, contaminant, or similar term.

Report all notices, releases, and proceedings that you know about, regardless of when they occurred.

24. Has any governmental unit notified you that you may be liable or potentially liable under or in violation of an environmental law?

☐ No

☐ Yes. Fill in the details.

Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, if you know it	Date of notice
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25. Have you notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Fill in the details.

Name of site Address (Number, Street, City, State and ZIP Code)	Governmental unit Address (Number, Street, City, State and ZIP Code)	Environmental law, if you know it	Date of notice
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26. Have you been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No
☐ Yes. Fill in the details.

Case Title Case Number	Court or agency Name Address (Number, Street, City, State and ZIP Code)	Nature of the case	Status of the case
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Part 11: Give Details About Your Business or Connections to Any Business**27. Within 4 years before you filed for bankruptcy, did you own a business or have any of the following connections to any business?**

- ☐ A sole proprietor or self-employed in a trade, profession, or other activity, either full-time or part-time
☒ A member of a limited liability company (LLC) or limited liability partnership (LLP)
☒ A partner in a partnership
☐ An officer, director, or managing executive of a corporation
☒ An owner of at least 5% of the voting or equity securities of a corporation

☐ No. None of the above applies. Go to Part 12.

☒ Yes. Check all that apply above and fill in the details below for each business.

Business Name Address (Number, Street, City, State and ZIP Code)	Describe the nature of the business Name of accountant or bookkeeper	Employer Identification number Do not include Social Security number or ITIN. Dates business existed EIN: From-To
Wonder Works Construction Corp 114 Mulberry Street New York, NY 10013	General Construction Scott Flynn	EIN: 11-2843290 From-To February of 1987
Wonder Works Constr. and Development 114 Mulberry Street New York, NY 10013	Management of Development Process of various projects Scott Flynn	EIN: 26-1814258 From-To January of 2008
5CP, LLC 114 Mulberry Street New York, NY 10013	190 Residential rental Units Building Developed and owned. 5CP, LLC owns 89% of 5CP Landlord, LLC Scott Flynn	EIN: 27-4451973 From-To 11/23/2010
Spectra TOP, LLC 114 Mulberry Street New York, NY 10013	Mixed Use - 108 Residential units building in Hartford CT Scott Flynn Cohn Resnick	EIN: 81-4616154 From-To 2018

Business Name Address (Number, Street, City, State and ZIP Code)	Describe the nature of the business Name of accountant or bookkeeper	Employer Identification number Do not include Social Security number or ITIN.
Durdom, Inc. 114 Mulberry Street New York, NY 10013	45% member in 554-560 Main Street, LLC - the owner of Vacant for 20 years Retail in New Rochelle. Scott Flynn	Dates business existed EIN: 13-4197420 From-To 2001
KS Equities, LLC 114 Mulberry Street New York, NY 10013, NY 10013	INVESTMENT Scott Flynn	EIN: 20-3363850 From-To 2005
Marc Paragon, LP 276 Post Roas West Westport, CT 06880	Retail Rental Scott Flynn	EIN: 13-4187783 From-To UNKNOWN
Lighthouse Real Estate Mangement 60 Hamstead Ave West Hemstead, NY 11552	Real Estate- office rental property Kimmel, Blau and Gordon Scott Flynn	EIN: 11-3748256 From-To Unknown - over 10years
JEDR Group, LLC 114 Mulberry Street New York, NY 10013	Investment Scott Flynn	EIN: 20-3363789 From-To 4/26/2006
318 Investors A, LLC 114 Mulberry Street New York, NY 10013	Investment JK Represented by Scott Flynn	EIN: 45-2821116 From-To 7/19/2011
International Design Direct, LLC 114 Mulberry Street New York, NY 10013	Wholesale of construction materials Scott Flynn	EIN: 26-2267565 From-To 3/24/2008
WW1834, LLC 114 Mulberry Street New York, NY 10013	New condominium project Scott Flynn	EIN: 83-4625103 From-To 2/01/2019
114MS, LLC 114 Mulberry Street New York, NY 10013	Rental Real Estate Scott Flynn	EIN: 81-2488116 From-To 5/03/2016
AM Club, LLC 114 Mulberry Street New York, NY 10013	Investment Scott Flynn	EIN: 46-5760081 From-To 5/08/2014
WWIG III, LLC 114 Mulberry Street New York, NY 10013	Investment Scott Flynn	EIN: 82-2568853 From-To 8/22/2017
WW Spectra Corp 114 Mulberry Street New York, NY 10013	Investment Scott Flynn	EIN: 81-4949965 From-To 1/11/2017

Business Name Address (Number, Street, City, State and ZIP Code)	Describe the nature of the business Name of accountant or bookkeeper	Employer Identification number Do not include Social Security number or ITIN. Dates business existed
WW GREENPOINT PARTNERS LLC 114 Mulberry Street New York, NY 10013	Collects Management Fees for development of new rental project Scott Flynn	EIN: 82-2555502 From-To 8/22/2017
WWIG LLC 114 Mulberry Street New York, NY 10013	investment in condo project Scott Flynn	EIN: 90-0804327 From-To 3/02/2012
WWIG II LLC 114 Mulberry Street New York, NY 10013	Investment in Condo Project Scott Flynn	EIN: 36-4803156 From-To 1/23/2015
WW EASTERN LLC 114 Mulberry Street New York, NY 10013	Rental Real Estate Scott Flynn	EIN: 84-4022843 From-To December of 2019
KLAYNBERG FAMILY GROUP LLC 114 Mulberry Street New York, NY 10013	Investment Scott Flynn	EIN: 26-2463922 From-To 2/04/2008
5CP DEVELOPMENT LLC 114 Mulberry Street New York, NY 10013	Management or construction and development of 5 Constitution Plaza Scott Flynn	EIN: 47-1069922 From-To 2011
JKIG, LLC 114 Mulberry Street New York, NY 10013	Investment Scott Flynn	EIN: 90-0916887 From-To 4/12/2012
Spectra Development LLC 114 Mulberry Street New York, NY 10013	Management Company Scott Flynn	EIN: From-To

28. Within 2 years before you filed for bankruptcy, did you give a financial statement to anyone about your business? Include all financial institutions, creditors, or other parties.

☒ No

☐ Yes. Fill in the details below.

Name
Address
(Number, Street, City, State and ZIP Code)

Date Issued

Part 12: Sign Below

I have read the answers on this *Statement of Financial Affairs* and any attachments, and I declare under penalty of perjury that the answers are true and correct. I understand that making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both.
18 U.S.C. §§ 152, 1341, 1519, and 3571.

Joseph Klainberg
Signature of Debtor 1

Signature of Debtor 2

Date **March 21, 2022**

Date

Did you attach additional pages to *Your Statement of Financial Affairs for Individuals Filing for Bankruptcy* (Official Form 107)?

Debtor 1 Joseph Klaynberg

Case number (if known) 22-10165

- ☒ No
☐ Yes

Did you pay or agree to pay someone who is not an attorney to help you fill out bankruptcy forms?

- ☒ No
☐ Yes. Name of Person _____. Attach the *Bankruptcy Petition Preparer's Notice, Declaration, and Signature* (Official Form 119).